

County Court of Union County
La Grande, Oregon 97850

From the office of
EARLE C. MISENER, COUNTY JUDGE

HAROLD SCHWEBKE, COMMISSIONER
RALPH ROBINSON, COMMISSIONER

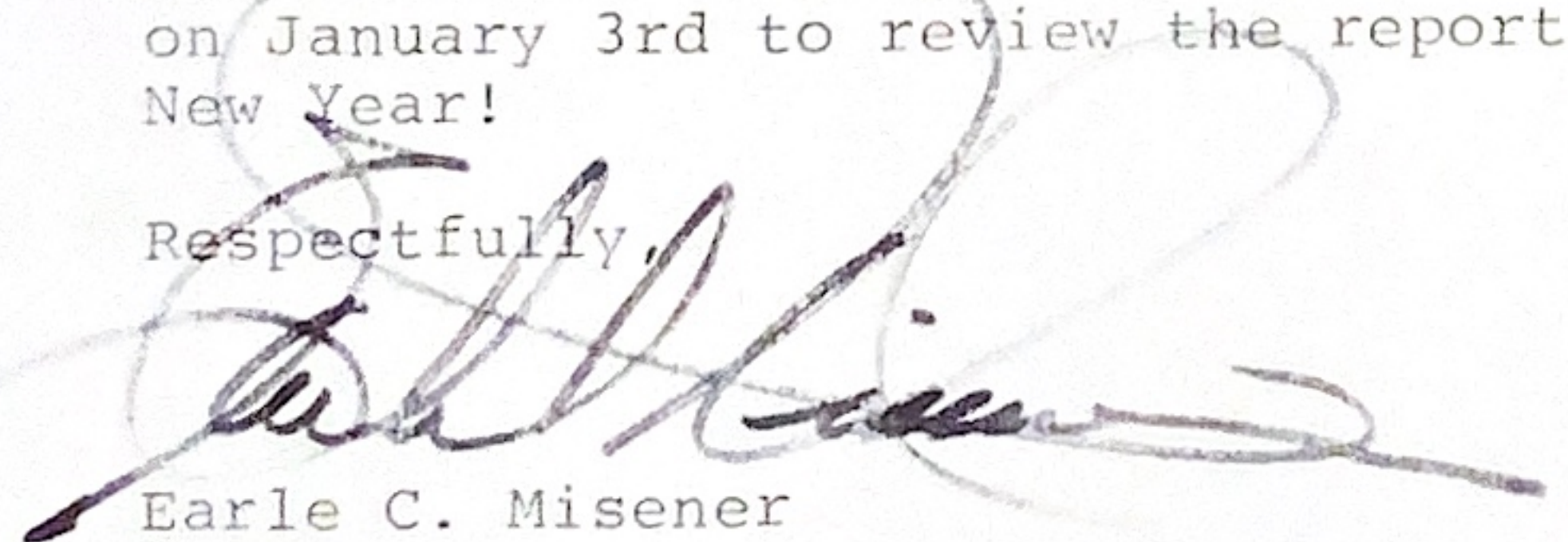
December 28, 1978

Mayors and Councils
Cove, Elgin, Imbler, Island City, Union,
La Grande, North Powder, Summerville

RE: LCDC Progress Review

Please find enclosed a copy of the 1978 Annual Planning Progress Review to be submitted to LCDC to document the planning work completed by the various units of local government in the County. Please review the material applicable to your jurisdiction as soon as possible, and call (within a week), if there are any corrections to the material as prepared. The County Court will be meeting on January 3rd to review the report. Thank you! Happy New Year!

Respectfully,



Earle C. Misener
Union County Judge

cc: Union County Planning Commission
Jim Kennedy

1978 LCDC PROGRESS REPORT:
UNION COUNTY JURISDICTIONS

Below is a progress report of each of the planning jurisdictions in Union County.

I. Union County

Land Use Plan. The draft County Land Use Plan has been approved by the Planning Commission and recommended for adoption to the County Court. A February public hearing date has been set by the County Court. Planning Commission work sessions, hearings, etc., ran from March through November. Numerous changes have been recommended from the initial draft and related maps, and retyping to show the changes will be underway shortly in order to have the second draft available for review prior to the County Court hearing. Notification of potential effects were sent out to all property owners in the County. Public meetings were held in Elgin, Cove, North Powder and several in La Grande on the Plan. The Planning Commission spent literally hundreds of hours reviewing and responding to individual and agency queries and recommendations. Excellent press coverage assisted County residents in being made aware of, and understanding the issues.

Transportation Plan. The County Transportation Element, a Land Use Plan Supplement, has been approved by the County Court and final text and graphic work are nearing completion for submitting the materials to press.

Economic Element. The Economic Element, including industrial site inventory information has been completed and will be printed by the end of the month.

Parks Plan. The County Parks Plan has been put on a back burner, awaiting citizen input to evaluate the inventory and staff recommendations. Formation of a Park and Recreation Advisory Board has been recommended to the County Court to provide this function, but no action has been taken as yet.

Urban Growth Boundaries. Each of the cities has recommended an Urban Growth Boundary and all have been approved by the Planning Commission, along with provisions (policies) for managing the unincorporated portion of the Urban Growth Boundary. A resolution approving the boundaries and management agreement is before the County Court (along with the UGB maps) awaiting their consideration.

Compliance Date. Although it was anticipated that all but the Park work would be completed by the end of 1978, the County's policy of providing as much time for review as desired by local citizens has set the planning work back a number of months. If the County Court hearing goes as anticipated, final text and map work should be completed by the end of February and printing by the end of March; but, any delays encountered in their hearing process could throw this schedule off accordingly.

Funding. Combined BMIC (HUD 701) and LCDC funding have been adequate to complete nearly all of the planning work undertaken in the County. The only cash outlays that the County has, or will be required to make, are for a portion of the printing costs for the various planning documents. That cost may likely run to \$6,000 - 8,000, including work over the past year and projects yet to be completed this year. This cash outlay is in addition to the in-kind contributions that we have made as the local share requirements.

Citizen Involvement. The County's citizen involvement program dates back some four years ago, with the initiation of community plans for each of the small towns (further back for La Grande). Some eight to twelve meetings were held in each of the communities to prepare their respective draft plans. Regional advisory committees were openly solicited and utilized by the County to prepare initial plan recommendations for the three developing regions of the County. Additional citizen involvement took place in the cities' work on revising zoning and subdivision ordinance material and undertaking supplemental plan projects (capital improvement programs, street plans, etc.). After the County Draft Plan was printed, the Planning Commission held meetings in a number of cities in the County to explain the Plan and to take testimony, record recommendations, etc. Following these meetings, some dozen or so work sessions were devoted to reviewing city, individual and agency comments and recommendations related to the Plan prior to public hearings. It is estimated that at least 300 residents were in attendance at the various meetings. A special Chamber of Commerce Resource Committee spent an estimated 100 hours reviewing the Plan and making recommendations to the Planning Commission. Individual notices went out to all property owners about the consequences of the Plan. News articles and meeting announcements were put out both in newspapers and over the air.

Conclusions. Union County has probably carried on the most extensive planning program of any county of comparable size in the State. The one factor that has continually required more time than anticipated is the number of hours required for review and revision of the various city and County plans, and responding to various inquiries and recommendations. Work by both the County and cities on plan supplements such as street and economic planning, capital improvement programs, and various inventory projects should be recognized as innovative and exemplary.

II. City of Cove

Planning. The City of Cove has completed the required components of compliance: Zoning and Subdivision Ordinances and a Land Use Plan. In addition, a Capital Improvement Program has been

completed and the Council and consultants are working on supplemental street planning and monumentation inventory projects, scheduled for completion shortly after year end.

Compliance Date. Since the unfinished work is adjunct to the materials required for compliance, the City is readying their request for compliance acknowledgement and will submit such by the end of the year.

III. Elgin

Planning. The City of Elgin has completed the required components of compliance: Zoning and Subdivision Ordinances and a Land Use Plan. In addition, a Capital Improvement Program has been completed and the Council and consultants are working on supplemental street planning and monumentation inventory projects, scheduled for completion shortly after year end.

Compliance Date. Since the unfinished work is adjunct to the materials required for compliance, the City is readying their request for compliance acknowledgement and will submit such by the end of the year.

IV. Imbler

Planning. The City of Imbler has completed all required compliance materials: Zoning and Subdivision Ordinances and a Land Use Plan. Supplemental materials completed include a Capital Improvement Program and Monumentation Inventory.

Compliance Date. All work is completed and request for compliance acknowledgement will be submitted along with final accounting by the end of the year.

V. Island City

Planning. The City of Island City has completed all required compliance materials: Zoning and Subdivision Ordinances and a Land Use Plan. Adjunct materials completed include a Capital Improvement Program, a Street Plan and a Water Plan supplement to the C.I.P.

Compliance Date. Final accounting has been submitted and a request for compliance approval will be submitted by the end of the year.

VI. La Grande

Planning. The City of La Grande's Comprehensive Plan has been completed since April, 1977, and is awaiting overall County Plan approval before printing the final draft. Although existing

Zoning and Subdivision Ordinances are anticipated to meet State requirements and will be submitted shortly as part of the City's request for compliance acknowledgement, draft revisions have been completed by the Planning Commission and are pending hearings by the Commission and Council.

A number of supplemental planning studies have been completed previously, including a Capital Improvement Program and a Fire Protection Plan. Two other studies (A CBD Plan and a Street Plan) are nearly completed, pending input from a State DOT modeling study. Past years have seen a number of other planning studies completed for the City, dating back some ten to fifteen years. The City has carried on a very progressive planning program.

Compliance Date. Materials are being assembled to submit prior to year end, along with a request for compliance acknowledgement. As indicated above, changes are presently being made in Zoning and Subdivision Ordinances to reflect more recent needs, even though it is anticipated that present ordinances will satisfy State requirements. Changes being considered include adding criteria for evaluating conditional use proposals, making provisions for mobile homes, revising the list of uses permitted outright in commercial and industrial zones, and making provisions for additional zones. No significant changes in the present zoning map are anticipated. Only minor changes are being contemplated in the Subdivision Ordinance.

VII. North Powder

Planning. The City of North Powder has completed all required compliance materials: Zoning and Subdivision Ordinances and a Land Use Plan. Supplemental materials completed include a Capital Improvement Program and Monumentation Inventory.

Compliance Date. All work is completed and request for compliance acknowledgement will be submitted along with final accounting by the end of the year.

VIII. Summerville

Planning. The City of Summerville has completed all required compliance materials: Zoning and Subdivision Ordinances and a Land Use Plan. Supplemental planning work has included a monumentation inventory.

Compliance Date. Final accounting has been submitted and a request for compliance approval will be submitted by the end of the year.

IX. Union

Planning. The City of Union has undertaken the most ambitious planning program of any of the small towns in the County. Although a Zoning Ordinance and Land Use Plan were adopted in prior years, both are in the process of being revised. Subdivision Ordinances revisions were made in 1977. Supplemental work undertaken, or currently underway, includes a wide variety of survey and other citizen involvement programs, monumentation and water system inventory mapping, historical inventory and proposed ordinance work, a Capital Improvement Program, and a Street Plan.

Compliance Date. The City has gotten bogged down in Zoning Ordinance revisions and is attempting to resolve differences between the Planning Commission and the Council. Hopefully, that can be accomplished by April 1, 1979, the anticipated date of compliance. Since a Zoning Ordinance and Land Use Plan are presently in effect, significant amounts of time have been devoted to the supplemental work projects listed above. In order to meet the above compliance date, concerted efforts will have to be directed toward finishing Zoning and Plan work, before continuing the supplemental projects.